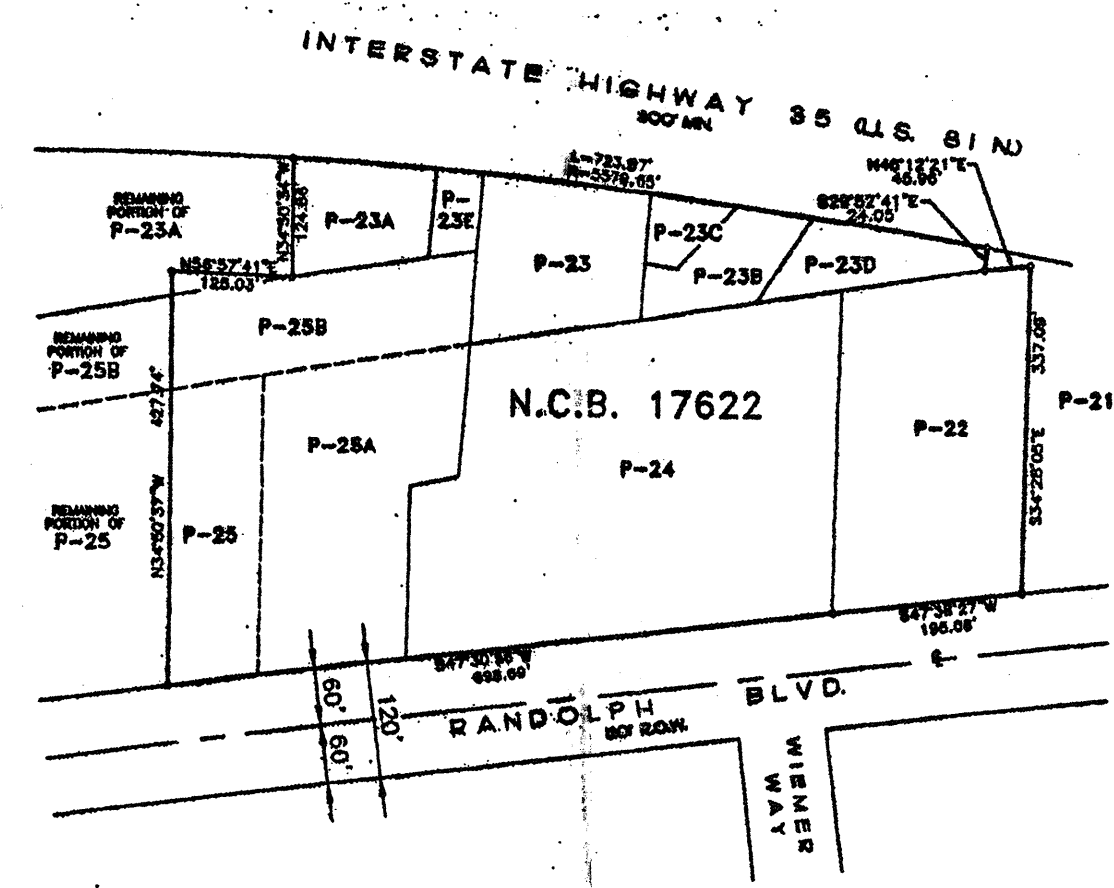
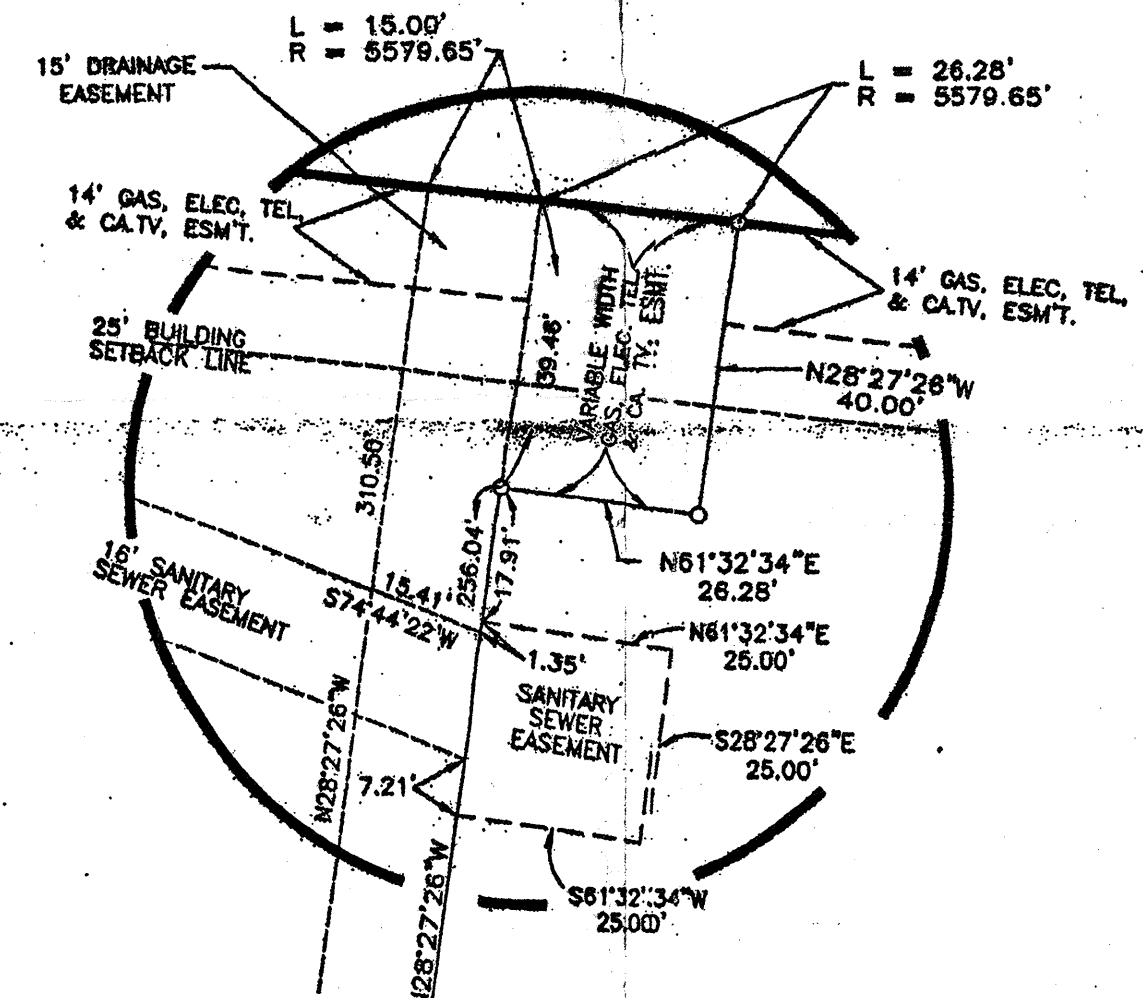


95-0104350
BOOK 09533 PAGE 00054



SUBJECT AREA

SCALE: 1"=200'



DETAIL AREA

NOT TO SCALE

WASTEWATER EDU NOTE:

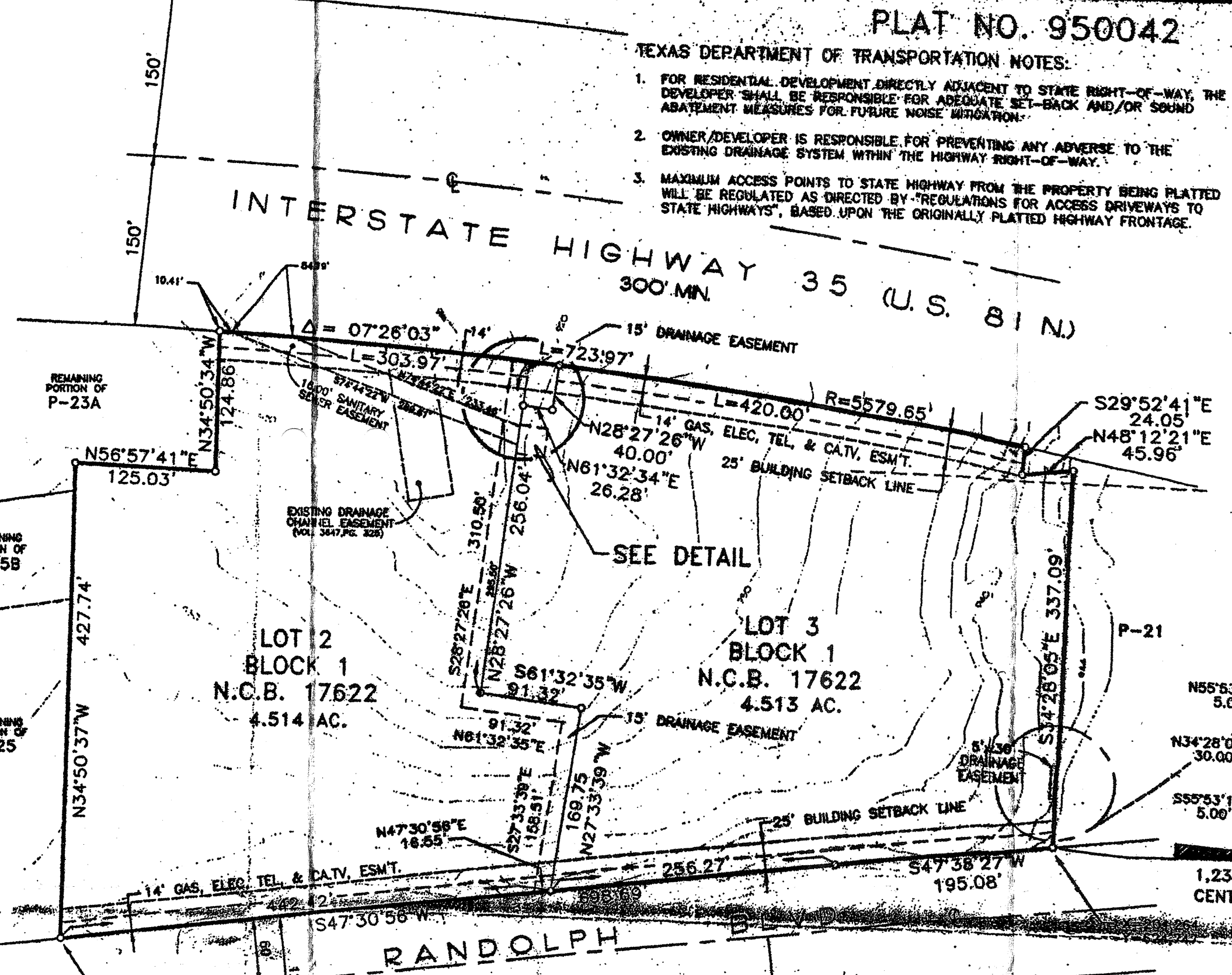
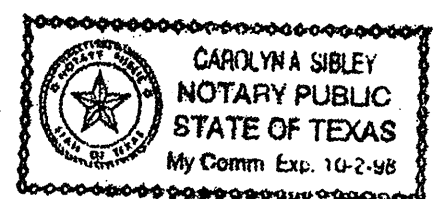
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPT.

GRE GE Reeves Engineering, Inc.
P.O. Box 791793
San Antonio, Tx. 78279-1793
(210) 490-4508 Fax 490-4812



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Jim Linehan
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF June, A.D. 1995
Carolyn A. Sibley
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 10-2-98



**SUBDIVISION ESTABLISHING
JUDSON MOTORS, INC.**

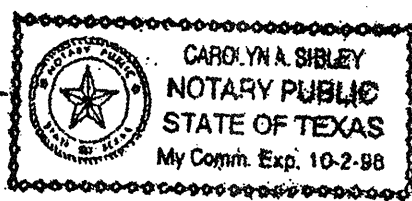
ESTABLISHING LOT 2, 4.514 ACRES and LOT 3, 4.513 ACRES,
BLOCK 1, N.C.B. 17622, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY REBIDDING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "LANDSCAPE EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT". FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO POLYMER CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPERATIONAL LOSS RESULTING FROM MODIFICATIONS REQUIRED BY OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSONS OR PERSONS DESIGNATED FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

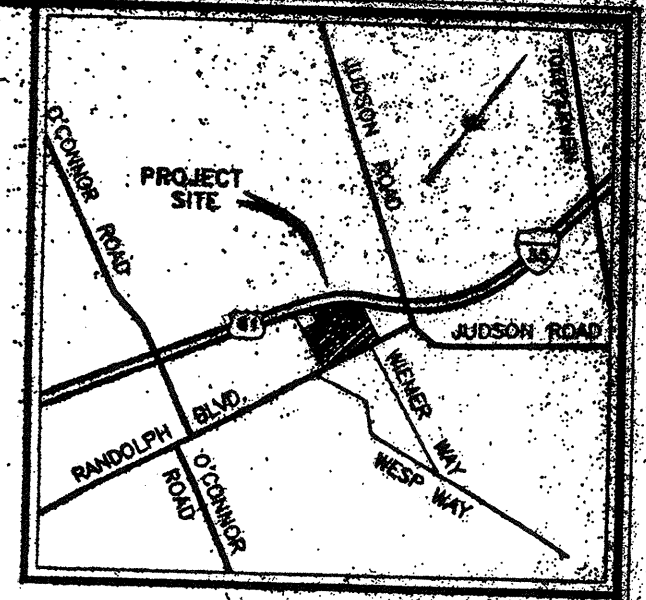
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREIN SUBDIVISION ON THE GROUND.

Carolyn A. Sibley
REGISTERED PROFESSIONAL LAND SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF June, A.D. 1995
Carolyn A. Sibley
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 10-2-98



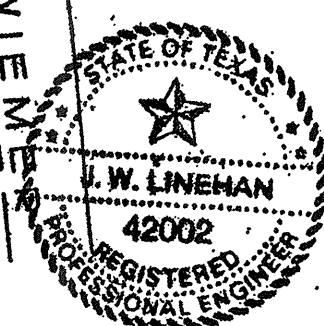
PLAT NO. 950042

- TEXAS DEPARTMENT OF TRANSPORTATION NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THE PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS", BASED UPON THE ORIGINALLY PLATTED HIGHWAY FRONTAGE.



LOCATION MAP
NOT TO SCALE

SCALE: 1"=100'



STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A duly AUTHORIZED AGENT, BEGOTES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Jim Linehan
JIM LINEHAN, P.E., GE REEVES ENG., INC.
AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, ON THIS DAY PERSONALLY APPEARED JIM LINEHAN
TO IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF June, 1995
Carolyn A. Sibley
CAROLYN A. SIBLEY
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 10-2-98

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 14th DAY OF June, 1995, AT 10:22 A.M. IN THE RECORDS OF BEXAR COUNTY, TEXAS, IN BOOK VOLUME 95-33, ON PAGE 34.

DATED THIS 14th DAY OF June, 1995
BY: *Carolyn A. Sibley*
BY: *Jim Linehan*
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, *Gerry Rickhoff*, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 14th DAY OF June, A.D. 1995, AT 10:22 A.M. AND WAS RECORDED IN THE PLAT BOOK OF BEXAR COUNTY, IN BOOK VOLUME 95-33, ON PAGE 34.

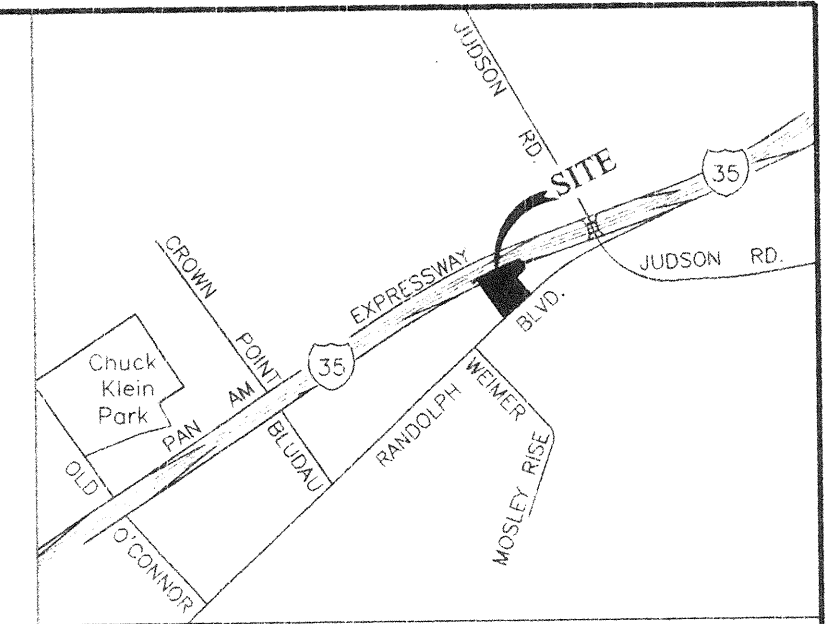
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 14th DAY OF December, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Wah Sui* DEPUTY

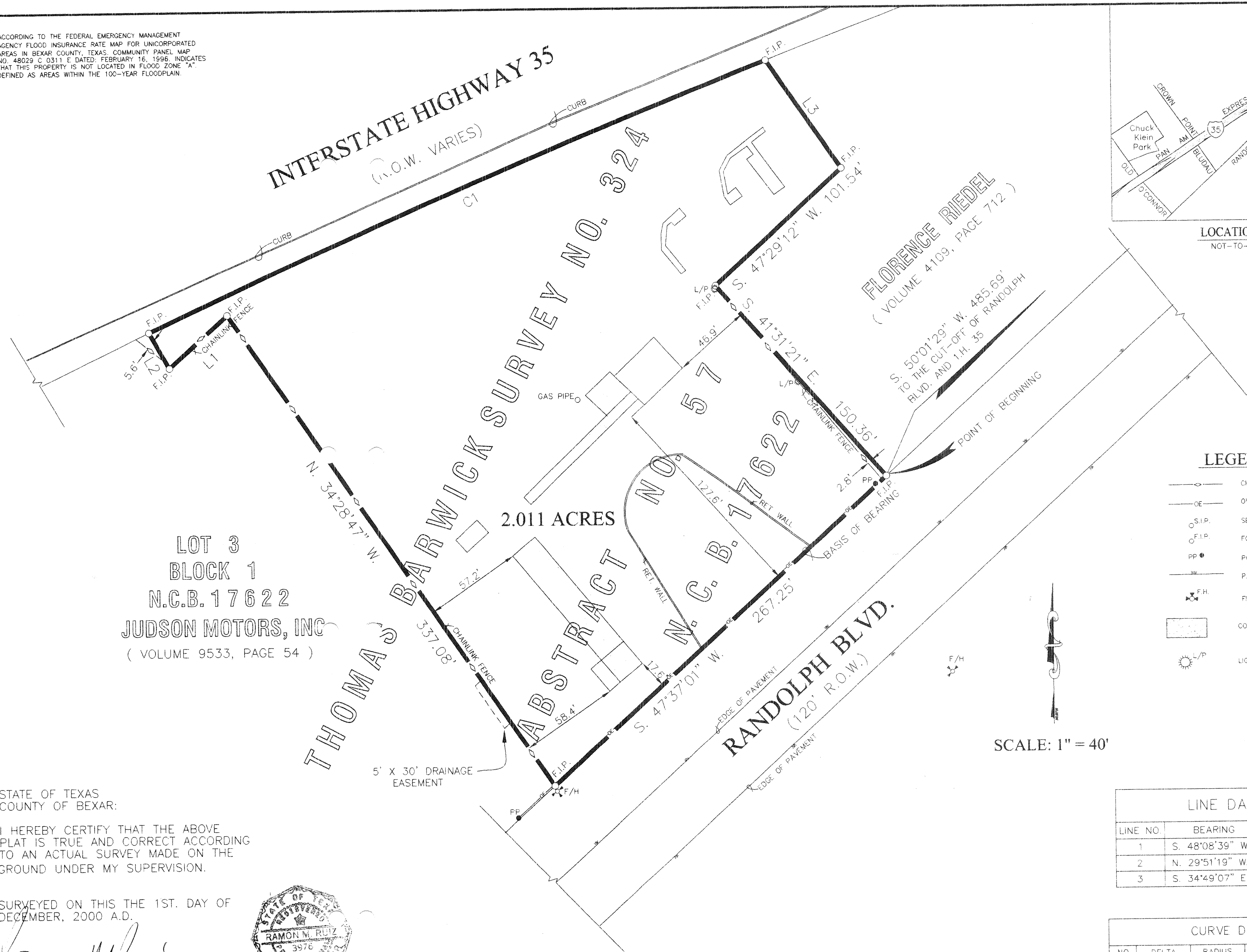
DATE: 6-15-95
GRE JOB NO.: 94-770

VRP# 02-05-094

NOTE:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT
 AGENCY FLOOD INSURANCE RATE MAP FOR UNINCORPORATED
 AREAS IN BEXAR COUNTY, TEXAS, COMMUNITY PANEL MAP
 NO. 48029 C 0311 E DATED: FEBRUARY 16, 1996, INDICATES
 THAT THIS PROPERTY IS NOT LOCATED IN FLOOD ZONE "A",
 DEFINED AS AREAS WITHIN THE 100-YEAR FLOODPLAIN.



LOCATION MAP
 NOT-TO-SCALE



LEGEND

- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- S.I.P. SET I. PIN
- F.I.P. FOUND I. PIN
- PP POWER POLE
- PAVEMENT
- F.H. FIRE HYDRANT
- CONCRETE
- L/P LIGHT POLE

SCALE: 1" = 40'

LINE DATA

LINE NO.	BEARING	DISTANCE
1	S. 48°08'39" W.	46.05'
2	N. 29°51'19" W.	24.07'
3	S. 34°49'07" E.	77.16'

CURVE DATA

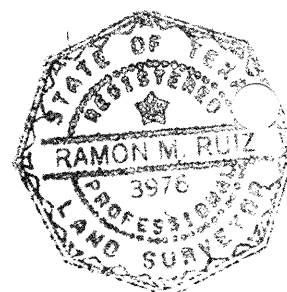
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	04°05'12"	5579.65'	397.97'	199.07'


STATE OF TEXAS
 COUNTY OF BEXAR:

I HEREBY CERTIFY THAT THE ABOVE
 PLAT IS TRUE AND CORRECT ACCORDING
 TO AN ACTUAL SURVEY MADE ON THE
 GROUND UNDER MY SUPERVISION.

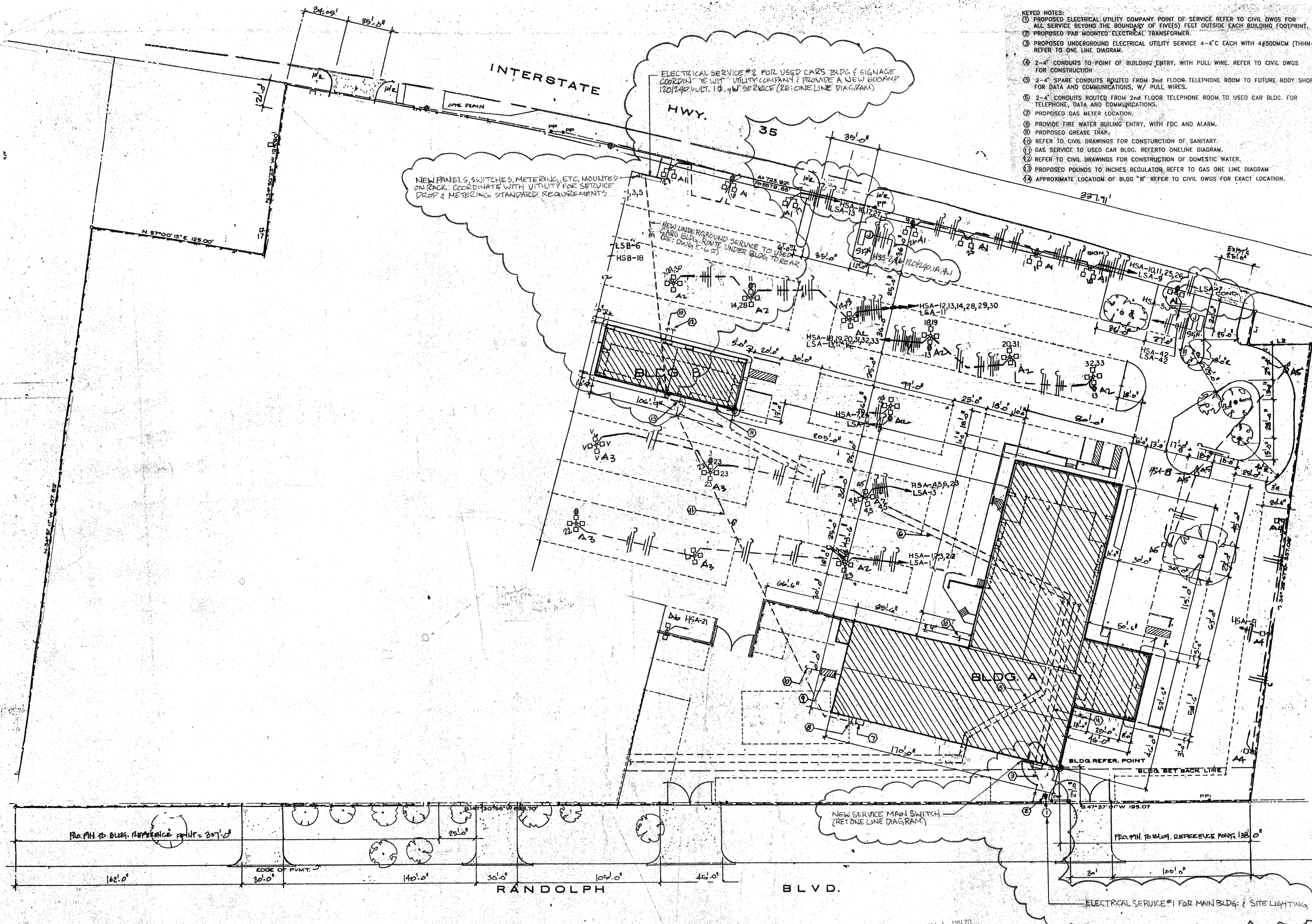
SURVEYED ON THIS THE 1ST. DAY OF
 DECEMBER, 2000 A.D.

Ramon M. Ruiz
 Ramon M. Ruiz, RPLS #3976



DATE	REVISIONS	JOB NUMBER	2093	 RUIZ & ASSOCIATES SURVEYING, INC. 4414 CENTERVIEW, SUITE 211 SAN ANTONIO, TEXAS 78228 PHONE: (210) 735-8514	PLAT SHOWING A 2.011 ACRE TRACT OF LAND, OUT OF THE THOMAS BARWICK SURVEY NO. 324, ABSTRACT NO. 57, N.C.B. 17622, SAN ANTONIO, BEXAR COUNTY, TEXAS.	Sheet
		DATE	12/1/00			1
		DRAWN BY	J.S.			of
		APPROVED BY	R.M.R.			1

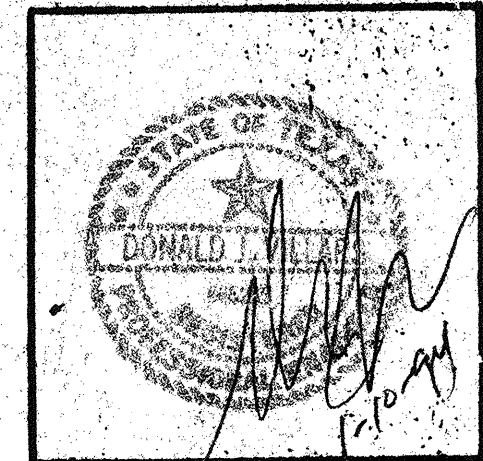
VRP# 02-05-094



- KEYED NOTES:
1. PROPOSED ELECTRICAL UTILITY COMPANY POINT OF SERVICE REFER TO CIVIL DWGS FOR ALL SERVICE BEYOND THE BOUNDARY OF FIVE(5) FEET OUTSIDE EACH BUILDING FOOTPRINT.
 2. PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER.
 3. PROPOSED UNDERGROUND ELECTRICAL UTILITY SERVICE 4-4" C EACH WITH 4#500MCM (THHN-cu.) REFER TO ONE LINE DIAGRAM.
 4. 2-4" CONDUITS TO POINT OF BUILDING ENTRY, WITH PULL WIRE. REFER TO CIVIL DWGS FOR CONSTRUCTION.
 5. 2-4" SPARE CONDUITS ROUTED FROM 2ND FLOOR TELEPHONE ROOM TO FUTURE BODY SHOP FOR DATA AND COMMUNICATIONS, W/ PULL WIRES.
 6. 2-4" CONDUITS ROUTED FROM 2ND FLOOR TELEPHONE ROOM TO USED CAR BLDG. FOR TELEPHONE, DATA AND COMMUNICATIONS.
 7. PROPOSED GAS METER LOCATION.
 8. PROVIDE FIRE WATER BUILDING ENTRY, WITH FDC AND ALARM.
 9. PROPOSED GREASE TRAP.
 10. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION OF SANITARY.
 11. GAS SERVICE TO USED CAR BLDG. REFER TO ONE LINE DIAGRAM.
 12. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION OF DOMESTIC WATER.
 13. PROPOSED POUNDS TO INCHES REGULATOR REFER TO GAS ONE LINE DIAGRAM.
 14. APPROXIMATE LOCATION OF BLDG. "B" REFER TO CIVIL DWGS FOR EXACT LOCATION.

REVISIONS		
NO	DATE	DESCRIPTION

JUDSON MOTORS, INC.
PROPOSED FACILITY FOR
UNIVERSAL TOYOTA DEALERSHIP
1301 AND RANDOLPH BLVD.
SAN ANTONIO, TEXAS



GANT BARNARD ARCHITECTS
HOUSTON, TEXAS

MEP-1.0
BLDG. A & B
DATE 01.16.98



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY -6 AM 10:12

Permit File: # VR-02-05-094
Assigned by city staff

Date: May 3, 2002

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent McCombs Family, Ltd. f/k/a McCombs Family, L.L.C.
2. Address: 755 E. Mulberry, Suite 600
3. Zip: 78212 Telephone # (210) 821-6523
4. Site location or address I35 & Judson, adjacent (north) to 12106 IH35 N
5. Council District 10 ETJ ETJ Over Edward's Aquifer Recharge () yes (X) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: N/A #

Date accepted: Expiration Date: MDP Size: acres

• **P.U.D. PLAN**

Name: N/A #

Date accepted:

• **Plat Application**

Plat Name: Judson Motors Unit 2 Plat # 020179 Acreage: 2.011

Date submitted: 3/8/02 Expiration Date: 9/7/03

(Note: Plat must be approved within 18 months of application submittal date).

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -6 AM 10:11

Approved Plat
Plat Name: N/A Plat # Acreage: Approval
Date: Plat recording Date: Expiration Date: Vol./Pg.

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others
Type of Permit: N/A Date issued: Expiration Date:
Acreage:

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: SEE ATTACHED Signature: SEE ATTACHED Date:

Sworn to and subscribed before me by on this day of 20 , to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires:

City of San Antonio use

☒ Approved AS of March 8, 2002 ☐ Disapproved

Review By: [Signature] Date: May 9, 2002
Assistant City Attorney

August 17, 2001
02-05-094

02 MAY -6 AM 10

I hereby certify that all information in this New Vested Rights Permit Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: McCombs Family, Ltd. (f/k/a) McCombs Family, L.L.C.)

Signature: By: McCombs Family G.P., L.L.C.

Its: General Partner

By: Steve Cummings

Steve Cummings

Its: Secretary/Treasurer

Date: 5-3-02

Sworn to and subscribed before me on this 3RD day of May, 2002, to certify which witness by hand and seal of office.

Mary Ann K. Colonna

Notary Public, State of Texas

My Commission Expires: 03-13-2005

